

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol
Hugh White

Mayor: John Curtin
Village Clerk: Charnley Abbott
Code Official: Bill Reagan

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April 20, 2022

PRESENT: Chair Peter Chapman, Planning Board Members Theresa LaMarre, Gabe Lutwin, Richelle Schettine and Jill Bristol, Code Official Bill Reagan, Trustee Jack Murphy, and Village Clerk Charnley Abbott.

Scott Freeman, Keplinger Freeman Associates, Jake Widrick, Marcellus Free Library, Kay Kershaw, owner 16 East Main

See List.

Absent: Planning Board Member Hugh White

Pledge of Allegiance

Chairman Chapman called the meeting of the Village of Marcellus Planning Board to order at 7:00 pm and began with introductions.

Chairman Chapman made a motion to approve the minutes from the February 16, 2022 meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin, all members voted aye and the motion was approved.

Chairman Chapman stated that the purpose of the meeting was to review a site plan for #16 East Main Street for a “farmer’s market”, and discussion of plans for an amphitheater and patio area to be constructed at the Marcellus Free Library, 32 East Maple Street.

At the start of this meeting, Ms. Kershaw, owner of 16 East Main, was not in attendance, therefore Chairman Chapman moved on to the next item on the agenda, the Marcellus Free Library.

Chairman Chapman invited Jake Widrick and Scott Freeman to present their plans to the Planning Board.

Jake Widrick informed the board that NYS allocates money for Libraries across the state, and that the Marcellus Free Library would like to utilize some of that funding to construct a story time amphitheater, a donor brick patio/gazebo area, and a “seat wall” lined sidewalk that will connect the two spaces and tie in to the existing Creekwalk throughout the Village.

Mr. Freeman stated that the area sits in a floodplain, and is the current location of a detention basin. The basin is designed to drain in less than 72 hours, but is very rarely holding any kind of standing water and drainage concerns will be addressed. The plans consist of a sidewalk that will connect the patio area and the amphitheater, and will eliminate a few parking spaces that are currently located at the library. The area is naturally sloped and will house an amphitheater nicely. Security concerns and safety issues have been considered in the design, including visibility and lighting. Mr. Freeman indicated to the Board which parking spaces will be eliminated to connect the patio and amphitheater areas, which will extend the greenspace and will be safer for children while they are using the area. The sidewalk will be ADA accessible. There will be a gateway sign at the entrance for the "Jane Amidon Memorial Park." The seat wall will provide an area for gathering and for parents to sit while their children safely play and utilize the area.

Mr. Freeman stated that the project is being considered in three phases. The amphitheater and the patio would be the first and second phase, and if the funding allows, then the sidewalk would be completed.

Ms. Schettine inquired about plans for seating and furniture such as benches, tables etc. Mr. Freeman stated that will be determined in the future, after construction is complete, and the nature of the design will allow for several options that the library can consider.

Mr. Lutwin asked how many parking spaces will be eliminated. Mr. Freeman noted that there are 16 spaces in the original parking lot, and an additional 32 in the newer lot, for a total of 48 current spaces. There will be a total of 8 spaces lost. Mr. Widrick stated that the current parking configuration is awkward and they plan to change the layout of the parking areas in the future, so the loss of these spaces is not a concern of the library.

Mr. Freeman stated that the master plan calls for a pedestrian connection to the planned Tefft Meadows project, but will need coordination with the Upper Crown Landing apartments.

Chairman Chapman asked what kind of materials were being considered for the walking paths. Mr. Freeman stated that they plan to use both pavers and concrete. The cost of pavers is higher than the cost of concrete, so therefore they plan to seek donations for a "donor walk" consisting of brick pavers, that will help keep the cost down, and use concrete for the areas outside of the donated brick pavers.

Chairman Chapman discussed with Mr. Freeman and Mr. Widrick the intention of the phases of construction. He stated that construction of the two separate areas, the amphitheater and patio, without the connecting walkway, is not desirable, due to safety and aesthetic reasons. Mr. Widrick and Mr. Freeman stated that they have to work the numbers to determine how much of the project can be completed with the funds available, and that they have discussed options to be cost efficient and complete more of the hardscapes during the first phase.

Chairman Chapman asked CO Reagan for his input on the matter. CO Reagan stated that the biggest concern would be the impact of the parking spaces, however, when the library construct-

ed the newer parking lot, they did so voluntarily, and they are able to eliminate those 8 spaces without a zoning variance.

Chairman Chapman made a motion to waive site plan review at this time, with the understanding that the planning board reserves the right to call the applicant to a meeting at any time to address concerns with the project, and that the planning board is to be provided progress reports as the project develops. The motion was seconded by Gabe Lutwin, all members voted aye and the motion was approved.

Chairman Chapman went on to the next order of business, Site Plan Review for 16 East Main St. for a market to be held in the driveway and backyard. CO Reagan stated that the existing Site Plan, approved in 2017, for a backyard BBQ with seating areas. Ms. Kershaw stated that her intent is to convert the space into an open-air market with goods for sale that would attract more foot traffic to the Village to support local brick and mortar businesses.

Ms. Kershaw stated that she would like to start out on Saturdays to generate interest, and intends to expand to other days if successful. She would like to rent space to individuals along the driveway and into the backyard. Vendors would be allowed to bring their own pop-up tent if needed. Hours would be mid-morning to early evening. The market would be similar to that of the Olde Home Days craft show held each June.

Chairman Chapman inquired as to what kinds of goods would be sold at the market, and expressed concern that vendors would sell garage sale items rather than vegetables and handmade goods. Ms. Kershaw stated that this is early in the planning stage and she does not have any vendors lined up at this time, but she hopes to attract vendors such as farmers and crafters to participate. Chairman Chapman asked CO Reagan how the Planning Board would govern what items would be allowed to be sold. CO Reagan stated that the Board does not have the authority to dictate that, if an individual item is legally allowed to be sold then the Board cannot restrict it unless it is written in a local law. The Board can categorize what types of goods (produce, crafts, antiques, etc.) can be sold at the market for the trial run. Chairman Chapman stated that the Board is in favor of produce, baked goods, and crafts, but does not want the market to turn into a weekly garage sale.

CO Reagan suggested that the Planning Board approve a trial run of the market, with established hours of operation and a determined length of time.

The Planning Board discussed the parameters of the trial run, and discussed concern with competing against the Olde Home Days, which hosts a market on Main Street on June 4th. The Olde Home Days Co-Chair, Ms. Abbott, stated that the Planning Board does not need to restrict the market on June 4th, and that the Committee is confident that they will be able to work out concerns personally with Ms. Kershaw regarding June 4th.

Ms. LaMarre made a motion to approve a trial run of the market, on Saturdays, May 7, 14, 21, 28 and June 4, and 11, between 9 am and 4 pm, to sell produce, baked goods, crafts, and antiques. No garage sale or “junk” items will be allowed. The Board will meet in regular session on June 15th to further review the site plan and make a final determination. The motion was seconded by

Ms. Schettine. Chairman Chapman called for a vote, all members voted aye and the motion carried.

Chairman Chapman made a motion to close the meeting The motion was seconded by Gabe Lutwin. All members voted aye, and the meeting was closed at 8:22 pm.

Respectfully Submitted by,

A handwritten signature in black ink, appearing to read 'C. Abbott', with a long horizontal flourish extending to the right.

Charnley Abbott, Village Clerk